From:	Patrick J. Murray
To:	"Danny Mapili - WPD-C"
Cc:	Edwin Lopacki - WPIB; LaShaun Queen; Marcus Witowski - WPRA; Mark Stadsklev - WPRA; Joshua Hill
Subject:	RE: FERC Swing: LEED and Davis Bacon
Date:	Tuesday, August 02, 2016 4:14:42 PM

Got it, thanks Danny.

Regards,

Patrick Murray
Vice President, Construction Management
T 202.207.3954
M 202.367.8908
AKRIDGE
Invested.

From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Tuesday, August 02, 2016 12:58 PM
To: Patrick J. Murray
Cc: Edwin Lopacki - WPIB; LaShaun Queen; Marcus Witowski - WPRA; Mark Stadsklev - WPRA; Joshua Hill
Subject: Re: FERC Swing: LEED and Davis Bacon

Patrick,
So commissioning and enhanced commissioning does not apply.

There is no other sub-contracting plan other than what you have in the lease. I'm focusing on the construction aspects only. We are on the renewal term portion of the lease. And I don't think it applies either.

Thanks

Danny C. Mapili
Project Manager (Contractor)
Office of Design and Construction
U.S. General Services Administration
(NCR-PBS)
301 7th Street SW, Room 7919
Washington, DC 20407

P 202-219-0376 | M 703-678-8289

On Tue, Aug 2, 2016 at 12:30 PM, Patrick J. Murray <pmurray@akridge.com> wrote:
Danny, attached is the subcontracting plan that is in the MACPAC lease. If there is a new subcontracting plan that needs to be implemented please send it to me and I will incorporate it into the GC solicitation. The Systems Commissioning requirements is part of the LEED process. Its sort of a moot point as the design is comple, and we did not perform the fundamental commissioning

portion that is part of the design process. Enhanced commissioning is another LEED requirement that follows equipment start up. It seems this will not be required as part of this work.

Regards,

Patrick Murray
Vice President, Construction Management
T 202.207.3954
M 202.367.8908
AKRIDGE
Invested.

From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Tuesday, August 02, 2016 11:53 AM
To: Patrick J. Murray
Cc: Edwin Lopacki - WPIB; LaShaun Queen; Marcus Witowski - WPRA; Mark Stadsklev - WPRA; Joshua Hill
Subject: FERC Swing: LEED and Davis Bacon

Patrick,
I had an email conversation with the GSA CO regarding your inquiry.

1. LEED - LEED is not mandatory unless FERC is requiring it. In our project meetings, FERC is ok proceeding without it as directed during the design. GSA still would like to pursue Energy Efficiency. I know that we have Energy Efficient in the Design, but can you please confirm it.

2. Davis Bacon wages (and similar) - We are not pursuing this.

You had listed also the sub-contracting Plan and Commissioning. Would you be able to elaborate your question/s on these 2?

Thanks

Danny C. Mapili
Project Manager (Contractor)
Office of Design and Construction
U.S. General Services Administration
(NCR-PBS)
301 7th Street SW, Room 7919
Washington, DC 20407

P 202-219-0376 | M 703-678-8289

On Thu, Jul 28, 2016 at 2:58 PM, Patrick J. Murray <pmurray@akridge.com> wrote:
Danny, I have a copy of the lease amendment you attached, for lease # GS-11B-02287. This is the
st

MACPAC lease for the 1 floor. My understanding is that this is the "controlling" lease that I should use to "govern" the solicitation I will be sending out? I've attached the SF-2 from this lease for your reference. I do NOT have access to any of the amendments associated with this lease, only the SLA – 1 that de-amortized the TI, and this new amendment #8. Hopefully this is all of the information I need to proceed, please advise if I require additional amendments in order to manage the work.

Can we have a conference call tomorrow afternoon to discuss? There are a lot of lease requirements that we need to understand how to implement in the new lease. For example, the MACPAC lease requires LEED certification. As you know we are not pursuing LEED in this project. Other items include:

1) Green Lease Requirements

2) Systems Commissioning

3) Small Business Subcontracting Plan

I think a quick review of the lease would be helpful to ensure we are all on the same page moving forward.

Regards,

Patrick Murray
Vice President, Construction Management
T 202.207.3954
M 202.367.8908
AKRIDGE
Invested.

From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Wednesday, July 27, 2016 1:05 PM
To: Patrick J. Murray
Cc: Edwin Lopacki - WPIB
Subject: Lease copy and TICS Table

Patrick,
Please see the attached executed lease copy, and the TICS table we talked about.

I thought that I have the TICS table in Excel. I only have it PDF. Iwas trying to convert it to Excel, but it is not coming out right. I will try again, but if you can try to convert it too.

Thanks

Danny C. Mapili
Project Manager (Contractor)

Office of Design and Construction
U.S. General Services Administration
(NCR-PBS)
301 7th Street SW, Room 7919
Washington, DC 20407

P 202-219-0376 | M 703-678-8289